



Price Guide £195,000 Freehold

11 BALMORAL DRIVE | | MANSFIELD | NG19 7HN

**BuckleyBrown**  
ESTATE AGENTS



GUIDE PRICE £195,000-£200,000

CONVENIENCE ON YOUR DOORSTEP!... Located in a sought-after area of Mansfield, this charming three-bedroom semi-detached property offers spacious and versatile accommodation, ideal for families or professionals alike. Let's take a look inside...

Downstairs, you'll find a bright and welcoming living room, complete with a beautiful bay window that fills the space with natural light. A separate dining room provides flexibility for entertaining or day-to-day living and features a handy breakfast bar, seamlessly connecting to the fully equipped kitchen. A practical utility room and convenient WC add to the functionality of the ground floor.

Upstairs, the home boasts three generously sized bedrooms, two of which benefit from built-in wardrobes. The well-appointed three-piece family bathroom is accessed directly from the landing.

Outside, the property enjoys private frontage, featuring a low-maintenance lawn, a walled boundary, and a paved driveway offering off-road parking. To the rear, a mainly lawned garden with a paved seating area and fence surround creates a secure and relaxing outdoor space.

This delightful property is ready to move into and waiting for your viewing!





#### Hall

With access to;

#### Living Room 11'10" x 12'9"

Spacious reception room with a bay window to the front, allowing a wealth of natural light to flow through.

#### Dining Room 9'10" x 12'9"

Versatile space for entertaining or enjoying your evening meals with additional access to a utility and a downstairs WC. Not to mention there is a handy breakfast bar.

#### Utility 3'1" x 5'5"

With a fitted worktop, dual aspect windows to the side and rear along with access to the WC.

#### WC 3'1" x 6'5"

Fitted with a low flush WC and a window to the side.

#### Kitchen 8'1" x 12'3"

Complete with a range of matching wall and base cabinets, inset sink with drainer and integrated appliances. Fitted with a window to the rear and an external door to the side elevation.

#### Landing

Window to the side and leading access into;

#### Bedroom One 10'1" x 11'1"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

#### Bedroom Two 10'1" x 10'9"

Carpeted flooring, central heating radiator, built in wardrobes a window to the rear elevation.



#### Bedroom Three 6'2" x 7'0"

Carpeted flooring, central heating radiator and a window to the front.

#### Bathroom 6'2" x 6'3"

Three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower for added convenience. Window to the side.

#### Outside

Private frontage with a low maintenance lawn, wall surround and a paved driveway. The rear garden is mainly laid to lawn with a paved seating area and fence surround.

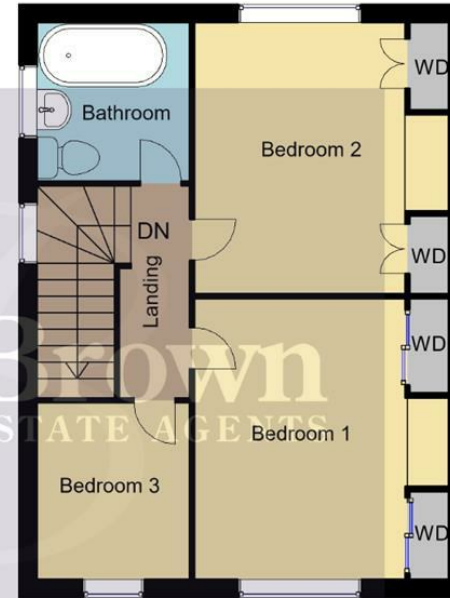




Ground Floor  
49 Sq.m/ 528.66 Sq.ft  
Approx



First Floor  
39 Sq.m/ 420.24 Sq.ft  
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
CC Ltd ©2018

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| Energy Efficiency Rating                    |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>83</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>68</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           | <b>G</b>  |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |



11 BALMORAL DRIVE  
MANSFIELD  
NG19 7HN



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**BuckleyBrown**  
ESTATE AGENTS